004.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,700 / 989,700
					USE VALUE:	989,700 / 989,700
					ASSESSED:	989,700 / 989,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		HERBERT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTELLO MARK /TRUSTEE &
Owner 2:	MILLER SANDRA A/TRUSTEE
Owner 3:	MILLER SANTELLO LIVING TRUST
Street 1:	62 HERBERT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLER SANDRA A -
Owner 2:	SANTELLO MARK D -
Street 1:	62 HERBERT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,255 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1957, having primarily Wood Shingle Exterior and 2406 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8255.000	455,600		534,100	989,700
Total Card	0.190	455,600		534,100	989,700
Total Parcel	0.190	455,600		534,100	989,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.36 | /Parcel: 411.3

Legal Description

User Acct 4355

GIS Ref

GIS Ref

Insp Date 02/09/09

Entered Lot Size

Total Land:

Land Unit Type:

!464!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	455,600	0	8,255.	534,100	989,700	989,700	Year End Roll	12/18/2019
2019	101	FV	344,200	0	8,255.	567,500	911,700	911,700	Year End Roll	1/3/2019
2018	101	FV	344,200	0	8,255.	413,900	758,100	758,100	Year End Roll	12/20/2017
2017	101	FV	344,200	0	8,255.	360,500	704,700	704,700	Year End Roll	1/3/2017
2016	101	FV	344,200	0	8,255.	307,100	651,300	651,300	Year End	1/4/2016
2015	101	FV	320,500	0	8,255.	300,400	620,900	620,900	Year End Roll	12/11/2014
2014	101	FV	320,500	0	8,255.	247,000	567,500	567,500	Year End Roll	12/16/2013
2013	101	FV	320,500	0	8,255.	235,000	555,500	555,500		12/13/2012

PRINT

Date	Time
12/10/20	16:15:25

LAST REV

Date	Time
07/19/16	10:07:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 464

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER SANDRA A	66767-412		2/4/2016	Convenience	99	No	No		
FISCHER NICHOLA	28689-516		6/10/1998		202,500	No	No		Y

USER DEFINED

Prior Id # 1:	4355
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	610	Porch	13,650		6/4/2015			Replace deck with
5/8/2009	317	Addition	93,600			G10	GR FY10	2ND FLOOR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
1/20/2010	Info Fm Prmt	BR	B Rossignol
7/2/2009	Info Fm Prmt	BR	B Rossignol
2/9/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	264	PATRIOT
8/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8255		Sq. Ft.	Site		0	80.	0.81	1									534,118						534,100	

Total AC/HA: 0.18951 | Total SF/SM: 8255 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 534,118 | Spl Credit | Total: 534,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17065251
Const Adj.:	0.99989998
Adj $ / SQ:	152.170
Other Features:	112750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477557
Depreciation:	21968
Depreciated Total:	455590

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

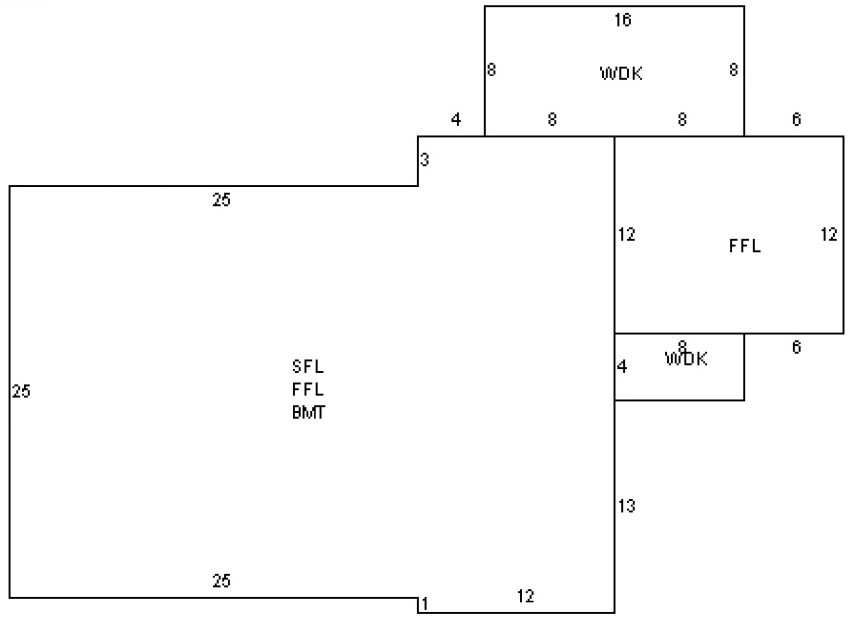
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	152.17
Special Features:	0	Val/Su Net:	144.63
Final Total:	455600	Val/Su SzAd	225.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,141	152.170	173,626
BMT	Basement	973	57.520	55,967
SFL	Second Floor	876	152.170	133,255
WDK	Deck	160	12.250	1,960

Net Sketched Area:	3,150			Total:	364,808
Size Ad	2016.6999	Gross Are	3247	FinArea	2406

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	